

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation use zone to Residential use zone (R3) in Sy.Nos.162, 165(P), 179(P), 180, 183, 134(P), 136(P), 144(P), 167(P) of Mahalingapuram (Dhobipet) (V), Shankerpally (M), R.R. District to an extent of 61 Acres – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 451 ,

Dated:31.10.2013.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.100257/MP1/Plg/HMDA/2013, dated 04.04.2013.
2. Government Memo No.8204/I1/2013-1, MA&UD Department, dated 25.05.2013.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.100257/MP1/Plg/HMDA/2013, dated 04.04.2013

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ORDER:

The draft variation to the land use envisaged in the notified Metropolitan Development Plan area issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.361, Part-I, dated 30.05.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.92,57,215/- (Rupees ninety two lakhs fifty seven thousand two hundred and fifteen only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, **dated 07.11.2013.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI,

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan area the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.361, Part-I, dated 30.05.2013 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos.162, 165(P), 179(P), 180, 183, 134(P), 136(P), 144(P), 167(P) of Mahalingapuram (Dhobipet) (V), Shankerpally (M), R.R. District to an extent of 61 Acres, which is presently earmarked for Conservation Use Zone in the notified Metropolitan Development Plan area is now designated as Residential Use Zone, subject to the following conditions, that:

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1. the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. the change of land use shall not be used as the proof of any title of the land.
10. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. in case of any disputes litigations arise at time in future regarding the ownership of the land the applicant shall be responsible for the settlement of the same and Hyderabad Metropolitan Development Authority or its employees shall not be a part to any such disputes / litigations.
13. If any case is pending in court of law regarding the land dispute / litigations the change of land use from residential to commercial shall deemed to withdrawn and cancelled.
14. the applicant shall pay the necessary publication charges as prescribed.
15. the natural position of Nala and Water Body shall remain unchanged.
16. the applicant shall obtain necessary NOCs from the concerned departments.
17. the applicant shall obtain clearance of ownership aspects by Lands Section.
18. the developer shall provide the total civic infrastructure on their own, since it is an isolated development.
19. the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH : Sy.Nos.162, 164, 135, 133, 143 & 145 of Shankerpally Village.
- SOUTH : Domestic Railway Track Boundary and Sy.Nos.166, 133, 132 of Shankerpally Village.
- EAST : Sy.Nos.129, 130, 137 and 138 of Shankerpally Village.
- WEST : Existing 60 feet wide B.T.Road (Shankerpally Village to Vikarabad Village) proposed 100 feet wide in Metropolitan Development Plan.

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER